

066.0

0006

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

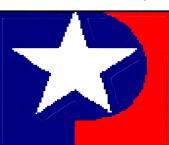
841,800 / 841,800

USE VALUE:

841,800 / 841,800

ASSESSED:

841,800 / 841,800



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
42-44		JOHNSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: P&M CARUSO FAMILY LLC	
Owner 2: C/O PAUL CARUSO	
Owner 3:	

Street 1: 63 MORNINGSIDE DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARUSO PAUL TR -

Owner 2: -

Street 1: 63 MORNINGSIDE DRIVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,886 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1970, having primarily Vinyl Exterior and 3151 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7886		Sq. Ft.	Site		0	70.	0.83	12									459,606						459,600	

Legal Description										User Acct
										42572
										GIS Ref
										GIS Ref
										Insp Date
										11/09/18

15698!	PRINT
Date	Time
12/10/20	20:32:57
LAST REV	
Date	Time
04/16/19	14:57:31
apro	
5698	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID	066.0-0006-0004.0
-----------	-------------------

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	382,200	0	7,886.	459,600	841,800	841,800	Year End Roll	12/18/2019
2019	104	FV	356,900	0	7,886.	426,800	783,700	783,700	Year End Roll	1/3/2019
2018	104	FV	356,900	0	7,886.	426,800	783,700	783,700	Year End Roll	12/20/2017
2017	104	FV	333,800	0	7,886.	374,300	708,100	708,100	Year End Roll	1/3/2017
2016	104	FV	333,800	0	7,886.	341,400	675,200	675,200	Year End	1/4/2016
2015	104	FV	283,300	0	7,886.	302,000	585,300	585,300	Year End Roll	12/11/2014
2014	104	FV	283,300	0	7,886.	285,600	568,900	568,900	Year End Roll	12/16/2013
2013	104	FV	295,100	0	7,886.	271,800	566,900	566,900		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARUSO PAUL TR,	58791-355		3/30/2012	Convenience	99	No	No		
	13107-680		1/1/1901	Family		No	No	N	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2018		MEAS&NOTICE						BS
5/27/2009		Measured						189
4/6/2009		Meas/Inspect						189
11/13/2000		Hearing N/C						189
10/7/1999		Meas/Inspect						267
12/1/1991								PM

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 14 - Multi-TnHs				Full Bath: 2	Rating: Average																		
Sty Ht: 2 - 2 Story				A Bath:	Rating:																		
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																		
Foundation: 1 - Concrete				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 4 - Vinyl				A HBth:	Rating:																		
Sec Wall:	%			OthrFix:	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average																		
Color: WHITE				A Kits:	Rating:																		
View / Desir:				Frl:	Rating:																		
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C - Average				CONDOS INFORMATION																			
Year Blt: 1970	Eff Yr Blt:			Location:																			
Alt LUC:	Alt %:			Total Units:																			
Jurisdct:	Fact:	.		Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: AV - Average	29. %			Exterior:				No Unit	RMS	BRS	FL								
Prim Int Wall: 1 - Drywall				Functional:		%		Interior:				2	6	3									
Sec Int Wall:	%			Economic:		%		Additions:															
Partition: T - Typical				Special:		%		Kitchen:															
Prim Floors: 3 - Hardwood				Override:		%		Baths:															
Sec Floors:	%			Total:	29.9 %			Plumbing:															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ: 140.00				Heating:															
Bsmnt Gar:				Size Adj.: 1.06501973				General:															
Electric: 3 - Typical				Const Adj.: 0.98000199				Totals															
Insulation: 2 - Typical				Adj \$ / SQ: 146.121				2	12	6													
Int vs Ext: S				Other Features: 101500																			
Heat Fuel: 3 - Electric				Grade Factor: 1.00																			
Heat Type: 6 - Elec Base/B				NBHD Inf: 1.00000000																			
# Heat Sys: 2				NBHD Mod:																			
% Heated: 100		% AC:		LUC Factor: 1.00																			
Solar HW: NO		Central Vac:	NO	Adj Total: 545152																			
% Com Wall		% Sprinkled:		Depreciation: 163000				Juris. Factor:		Before Depr: 146.12													
				Deprecated Total: 382152				Special Features: 0		Val/Su Net: 97.60													
								Final Total: 382200		Val/Su SzAd: 151.07													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 066-0-0006-0004.0								IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc					
More: N Total Yard Items: Total Special Features: Total:																							